

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Marc Capone, Esq.
Capone & Keefe, PC
60 Highway 71
Spring Lake Heights, NJ 07762



Order Filed on May 24, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey

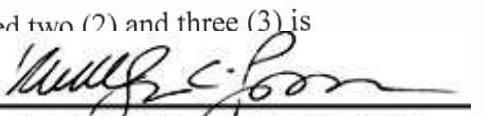
In Re:
Robert & Deborah Fassi

14-35893
Case No.: 14-35983
Hearing Date: 5/23/18
Chapter: 13
Judge: Ferguson

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

Recommended Local Form: Followed Modified

The relief set forth on the following pages numbered two (2) and three (3) is
DATED: May 24, 2018 ORDERED.


Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 4 Spruce Way, Manalapan, New Jersey (the Real Property).

IT IS hereby ORDERED as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional: Marc Capone, Esq./ Michael Minervini-Keller Williams

Amount to be paid: \$1,000.00/\$27,000.00-split with participating Broker

Services rendered: Closing attorney/Real Estate Agent

OR: Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 32,302.56 claimed as exempt may be paid to the Debtor.

6. The *balance of proceeds* or the *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.

7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.

8. The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.

9. Other provisions: Caliber Home Loans will receive its payoff amount with 48 hours of the closing.

In re:
Robert Fassi
Deborah Fassi
Debtors

Case No. 14-35893-KCF
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: May 24, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 26, 2018.

db/jdb Robert Fassi, Deborah Fassi, 4 Spruce Way, Manalapan, NJ 07726-1820

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE.

TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 26, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 24, 2018 at the address(es) listed below:

Albert Russo docs@russotrustee.com
Albert Russo (NA) on behalf of Trustee Albert Russo docs@russotrustee.com
Andrew L. Spivack on behalf of Creditor WELLS FARGO BANK, N.A. D/B/A AMERICAS SERVICING COMPANY AS SERVICER FOR U.S. Bank National Association, as Trustee for Adjustable Rate Mortgage Trust 20055, Adjustable Rate Mortgage Backed Pass Throug nj.bkecf@fedphe.com
Andrew L. Spivack on behalf of Creditor CALIBER HOME LOANS, INC. nj.bkecf@fedphe.com
Andrew L. Spivack on behalf of Creditor CALIBER HOME LOANS, INC., F/K/A VERICREST FINANCIAL, INC. nj.bkecf@fedphe.com
Angela Catherine Pattison on behalf of Creditor HSBC Bank USA, National Association, As Trustee for GSAA Home Equity Trust 2005-6, Asset-Backed Certificates, Series 2005-6 angela.pattison@powerskirk.com, ecf@powerskirk.com
Denise E. Carlon on behalf of Creditor HSBC Bank USA, National Association, As Trustee for GSAA Home Equity Trust 2005-6, Asset-Backed Certificates, Series 2005-6 bankruptcynotice@zuckergoldberg.com, bkgroup@kmllawgroup.com
Elizabeth K. Holdren on behalf of Creditor Beachway Townhouse Condominium Association eholdren@hillwallack.com, jhanley@hillwallack.com
Jennifer R. Gorchow on behalf of Creditor CALIBER HOME LOANS, INC. nj.bkecf@fedphe.com
Loren Rosenberg Lightman on behalf of Creditor Beachway Townhouse Condominium Association llightman@hillwallack.com
Marc C. Capone on behalf of Joint Debtor Deborah Fassi mcapone@caponeandkeefe.com, docs@caponeandkeefe.com
Marc C. Capone on behalf of Debtor Robert Fassi mcapone@caponeandkeefe.com, docs@caponeandkeefe.com
Nicholas J. Purcell on behalf of Creditor Rushmore Loan Management Services as Servicer for MTGLQ Investors, LP firm@martonelaw.com;ecf@leopoldassociates.com;mrozea@leopoldassociates.com
Nicholas J. Purcell on behalf of Creditor Rushmore Loan Management Services LLC, as servicer for MTGLQ Investors, LP firm@martonelaw.com;ecf@leopoldassociates.com;mrozea@leopoldassociates.com
R. A. Lebron on behalf of Creditor CALIBER HOME LOANS, INC. bankruptcy@feinsuch.com
Robert P. Saltzman on behalf of Creditor Green Tree Servicing LLC dnj@pbslaw.org
Sherri J. Braunstein on behalf of Creditor CALIBER HOME LOANS, INC. nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
William M.E. Powers, III on behalf of Creditor Green Tree Servicing LLC ecf@powerskirk.com
TOTAL: 18